

Call to Order:

The meeting was called to order at 7:36 p.m. Present were Chair, Joan Duff, and members Linn Anderson, Mark Yanowitz, and John McDonnell (arrived at 7:40 pm), Vincent Chiozzi (arrived at 7:43 pm), and associate member, Jay Doherty; also present was Paul Materazzo, Director of Planning and Jacki Byerley, Planner.

Minutes:

On a motion by Ms. Anderson seconded by Mr. Yanowitz the Board voted to approve the September 21st and 28th, 2010 minutes as amended by Ms. Anderson. **Vote** Unanimous (4-0)

Correspondence:

The Board discussed the letter from Town Counsel dated October 20, 2010 regarding the Board's discussion about the creation of a sidewalk fund as a revision to the subdivision rules and regulations. The Board also discussed the two recommendations from Town Counsel to create that fund; following a detailed discussion Ms. Duff suggested continuing the discussion to a future Planning Board meeting.

Town Meeting 2011**Parking Regulations:**

The Board opened the Discussion concerning the proposed amendments to the Parking regulations and the Table of Off-Street Parking requirements in the Zoning by-law. Ms. Byerley noted that staff is looking for direction as to the type of amendments the Board would like. The consensus of the Board was that to the parking regulations in the GB and Mixed Use Districts should be amended. Mr. Chiozzi reviewed some of the Board's reasoning for the reduction of parking in previous Board decisions. Mr. McDonnell suggested that staff provide the Board with a historical analysis of Special Permits for Reduction of Parking and the availability of parking in the downtown. Mr. Yanowitz suggested having no new or modified parking requirements if a business stays within the existing building footprint; if a business wants to expand the existing building footprint, new parking requirements would have to be established. Mr. Doherty noted if the Board has no parking regulations it could attract more businesses but it could also reduce the already limited number of available spaces. He also questioned who policed the special permits for reduction of parking. The Board suggested looking at other communities parking regulations; and questioned if the Form Base Code has any parking regulations that could be helpful. The Board plans to discuss possible amendments at the Nov. 16th meeting.

Cluster Development Regulations:

The Board took up the discussion for the proposed amendments to the Cluster development regulations. Ms. Byerley reviewed her memo to the Board dated October 18, 2010 which included a table outlining the current cluster requirements and a blank column for proposed requirements per the Board's suggestions. Following a detailed discussion of the cluster development by-law and past town warrant articles to amend the section the Board was in consensus to change the Parent Parcel Minimum from 10 acres to 5 acres; and to change the name Cluster Development to Open Space Residential Development and will discuss possible amendments at the Nov. 16th meeting.

Solar Farms:

Mr. Materazzo reviewed his memo to the Board dated Oct. 20, 2010 that included town owned parcels where solar farms could be installed at no cost to the town. Mr. Materazzo noted that the committees involved have decided not to place a warrant article for Dec. town meeting in order to hold additional public information sessions, with the intent to advance a solar generating facility article at Spring Town Meeting.

Mr. Materazzo updated the Board on the Town receiving a \$160,000 grant for being designated as a Green Community.

Adjournment: The Board voted to adjourn the meeting at 8:43 p.m.